

Unapproved

14746

**REGULAR MEETING
OCTOBER 20, 2008**

The Wethersfield Town Council held a meeting on Monday, October 20, 2008 at 7:30 p.m. in the Auditorium of the Silas Deane Middle School.

Present: Councilors Cascio, Console, Forrest, Kotkin, Roberts, Walsh, Deputy Mayor Montinieri, and Chairperson Adil.

Absent: Councilor Hemmann

Also present: Bonnie Therrien, Town Manager and Dolores G. Sassano, Town Clerk.

PROCLAMATION

Chairperson Adil presented a proclamation for White Cane Safety Day to Frank Meunier.

Frank Meunier, 117 Wells Road, said that Government Rell presented a proclamation for White Cane Safety on WTIC. He said that he is focusing on opportunities for the blind tonight, instead of safety. Technology for the blind and disabled is improving rapidly. There are reading machines, a mobile phone reader, Optican machine, and Arcticone machine, a telephone service line that gives the blind access to newspapers. Transportation, employment, and community access are areas that need more improvement. There were some problems with the voter phones last time. He said that he hopes that will be checked before the next election. He thanked the people of the Town for allowing him to serve on the Wethersfield Advisory Committee for People with Disabilities.

All stood for the pledge of allegiance to the flag which was led by Councilor Forrest.

Deputy Mayor Montinieri moved **“TO ADD ITEM B.4.B. COUNCIL CHAMBERS CHANGE ORDER”** seconded by Councilor Roberts.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

**PUBLIC COMMENTS
HEARING**

Bonnie Therrien, Town Manager, said that the first resolution is a yearly grant from the Department of Social Services through the SSBG Social Services Block Grant. The money goes toward salaries for the senior and youth programs. The second hearing is on a State grant that is received through Senator Fonfara for the Marsh Street gateway entrance project. That is in the amount of \$115,000. The resolution will allow her to prepare the paperwork for the grant.

10-20-08

14747

No one from the public wished to speak on the two hearing items and Chairperson Adil declared the hearings closed.

GENERAL COMMENTS

Polly Moon, 10 Orchard Brook Drive, Chairperson of the Library Board said that she is very pleased that the Association of Connecticut Library Boards has selected former Board chairperson, Greg Curtin, as the 2008 Trustee of the Year. They will honor him on October 31st at the annual meeting. The Library is having a reception on Wednesday night, October 22nd honoring the previous Board members and welcoming new Board members. The Library Board of Directors had a joint effort with the Friends of the Library for fundraising in the spring and summer. Paul Doyle was the Honorary Chairperson. The Board was very fortunate to have his help with the fundraiser. Over \$16,000 was raised. The Library Board was very pleased and hopes that the Friends will make this an annual fundraising effort. The funds will be used to help with the purchase of furniture for the Library. The Library Board was excited this month with some statistics: over 24,000 items were loaned this month, an increase of 47 percent for the same month last year; the year-to-date is over 85,000 items; the Museum Pass program has been very popular with 152 passes being lent out in September alone; 128,000 people accessed the webpage last month; over 1,500 people used the computers this month; there were 7 children's programs offered this month and 197 children took advantage of them; 6 programs were offered for adults and 56 people took part. September was get a library card month, and 232 new Library cards were issued.

Robert Young, 20 Coppermill Road, said that he was told after the last meeting that he was not heard. He said that the political campaign is underway. He hopes the Town Manager will take notice of the signs on the snow shelf and have them removed. They should not be there. On the November 4th ballot, there is a Constitutional question. He was surprised to see advertisements that say vote no. Non-profit and union groups have given money to this group. By voting no, the people do not have the right to referendums. A yes vote is to give the public the right to referendums. He hopes people will go to a debate on this question tomorrow night in Hartford. He said that it would be interesting to see how much these special interest groups bring in on this vote no issue.

Gus Colantonio, 16 Morrison Avenue, said that two weeks ago he was here to ask for a stop sign on his street. Since then the Town Manager e-mailed his wife with a response from Lieutenant Power. It said that the traffic data indicated that there was not a speed problem on Morrison Avenue. He would like to know what he means by that. It goes on to say that the amount of traffic and speed on Morrison Avenue is typical for its design and purpose. He said that Morrison Avenue was not designed like the rest of the streets in Wethersfield. There is no curbing or snow shelf. Lieutenant Power's letter goes on to say that the speed can be addressed by radar at targeted times. Mr. Colantonio said that his concerns are the speeds reached were 100 percent higher than the posted speed of 25 mph. These speeds are unacceptable. He wants to know what is being done about the speeds. This is a safety concern. The other issue is the

condition of the street. He presented Councilors with photographs of the street. He discussed the problems with the street when leaves and snow falls. He said there is no drainage in the street. When it rains hard, the road is not passable. The rain goes up on the sidewalks. He said the street condition is not acceptable.

COUNCIL REPORTS

Councilor Forrest said that the Energy Committee met last week and had an in depth discussion with Fred Bushey about what the Board of Education is doing to look at energy savings and green techniques for the buildings.

Councilor Walsh said that the Redevelopment Forum was held last Wednesday. It was very informative and exciting. Members of the Redevelopment Committee were speakers. The Town Manager, a commercial realtor, and a gentleman from the State DECD were also speakers. Money is an important part of redevelopment but there are other things to think about, too. A lot of the steps that are being taken with the Silas Deane Highway Master Plan and Old Wethersfield Master Plan are in line with the kind of growth that the State is encouraging. With the economic downturn, the Committee has to look at things differently and may need to reassess. With a crisis like this sometimes there are opportunities. One idea that came out of the forum that struck him was that when looking at redevelopment, think about where you are now but also where you want to be in 25 years. With the 375th anniversary of the Town next year, this is the perfect time to examine what people would like Wethersfield to look like at 400. He encouraged people to watch the program and be proactive with ideas and to attend the redevelopment meetings.

Chairperson Adil said that the forum was well attended and the speakers did a good job. The Town needs to redevelop or it won't thrive.

Councilor Cascio said that the Chamber of Commerce will have its meeting on November 6th at the Chamber office on the Silas Deane Highway. They are holding a Business After Hours on Thursday, October 23rd from 5:30 to 7:30 at Coldwell Banker on the Silas Deane Highway. It is a great opportunity for businesses to meet one another. Polly Moon mentioned that the Library Board is having a reception at the Keeney Center on Wednesday, October 22nd to welcome the new Board members and to thank the Board members who moved on. Greg Curtin will receive an honor at the Aqua Turf on October 31st.

Councilor Kotkin said that the Mill Woods Building Committee met last week and the project appears to be on schedule. The waterlines are in and the top soil will be put on the field shortly. The sod will be put in October 30th. This project may be done by Thanksgiving. There was a lengthy Budget Committee Meeting. The Committee is aware that these are stormy times for the economy. One thing that Town staff has been doing is to look at where the departments are currently with the budget and if things go wrong, like a lack of State money, what are some of the steps that will be taken to account for it. The good news is that after the first quarter, the expenditures were at or below budget. The revenue is in good shape. The Town appears to be

10-20-08

14749

able to withstand some of the problems that have occurred in the short term securities market. On the Town side, the health insurance claims have been running where the Town expects them to be for the first quarter. The Town Manager has discussed steps on the Town side, including a budget freeze, and whether the six unfilled positions should be filled, if action needs to be taken. The other item that was looked at was collecting back taxes and whether or not the Town should freeze funds from bank accounts to collect back taxes. The Committee recommended initiating such a program.

COUNCIL COMMENTS

Councilor Kotkin said that a few of the Town Councilors attended the Fuel Bank Fundraiser last week. It was a great event with dozens of people in attendance. It looks like several thousand dollars were raised to help Wethersfield residents pay their fuel bills this winter.

Chairperson Adil said that the Town Manager is looking for dates to hold the next Core Services Meeting. He said that he will not attend the National League of Cities 2008 Conference given the budget climate. The EDIC Salute to Business is on December 3rd. Therapeutic Recreation is having its Thanksgiving dinner on Tuesday, November 11th. He congratulated Greg Curtin for his achievement.

COUNCIL ACTION

Councilor Cascio moved **“TO APPROVE THE RESIGNATION OF CHERYL M. GARDOW FROM THE SOLOMON WELLES HOUSE COMMITTEE”** seconded by Councilor Console.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Councilor Cascio moved **“TO AUTHORIZE BONNIE L THERRIEN, TOWN MANAGER TO EXECUTE A CERTAIN CONTRACT WITH THE STATE OF CONNECTICUT DEPARTMENT OF SOCIAL SERVICES FOR A SSBG SOCIAL SERVICES BLOCK GRANT”** seconded by Councilor Console.

Bonnie Therrien, Town Manager, said that this is an annual grant to supplement the staff and programs for Youth Services and Senior Services.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Deputy Mayor Montinieri moved **“TO AUTHORIZE THE TOWN MANAGER TO RECEIVE THE FINANCIAL ASSISTANCE FROM THE STATE FOR THE ROUTE 91 GATEWAY ENTRANCE PROJECT AND TO EXECUTE THE ASSISTANCE AGREEMENT”** seconded by Councilor Walsh.

Bonnie Therrien, Town Manager, said that this is a grant that was received from the State through Senator Fonfara's office for the entrance by Marsh Street. Mike Turner, Director of Public Works, met with members of the Village Improvement Association and the Town is modifying and scaling back the project so that the bids will come in within budget. She said that the project should be completed in the spring.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

OTHER BUSINESS

Councilor Roberts moved **"TO WAIVE THE PERMIT FEES FOR THE WETHERSFIELD FUEL BANK FUND RAISING EVENT THAT WAS HELD ON OCTOBER 16, 2008"** seconded by Councilor Cascio.

Bonnie Therrien, Town Manager, said that there was a very successful fundraiser for the fuel bank. There was a permit that was needed for the tent for \$30.18. The Town Council is the only one who can waive it.

Chairperson Adil said that it was a first class event.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Councilor Walsh moved **"TO REMOVE 1 KELLEY AVENUE, 425 CHURCH STREET, AND 299 MIDDLETOWN AVENUE FROM THE BLIGHTED PROPERTY LIST"** seconded by Councilor Roberts.

Bonnie Therrien, Town Manager, said that these properties have been on the blighted property list. The house on Middletown Avenue has been demolished. The other two have been cleaned up.

Chairperson Adil said that he ran into Lisa Leonard of the Village Improvement Association and she said that she is bringing the blighted ordinance down to her beach community where there are several blighted cottages. This ordinance has really been a Town blessing. The staff has done a wonderful job following up with the properties.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Councilor Walsh moved **"TO SEND A LETTER OF SUPPORT FOR THE GRANT APPLICATION FROM THE NATIONAL SOCIETY OF THE COLONIAL DAMES OF AMERICA IN CONNECTICUT TO THE CONNECTICUT COMMISSION ON CULTURE AND TOURISM FOR RESTORATION WORK FOR THE WEBB HOUSE"** seconded by Councilor Roberts.

10-20-08

14751

Bonnie Therrien, Town Manager, said that this is a program and application that the Webb House is going to put into the Connecticut Commission on Culture and Tourism for archaeological and restoration work. This project began with the Save America's Grant Program with the National Parks Service. She said that it is worthwhile for the Town Council to send the letter of support. Deputy Mayor Montinieri said that he and the Mayor met along with Representative Morin and Senator Fonfara for a presentation held by Charles Lyle, Director of the Museum and Anne Kuckro, Resident Expert on the Historic District Buildings. He said that the group was able to see current progress with this grant as well as the long range plan to expand several historic district homes into a unified museum facility. He thanked the group for the work that has been done and said that the project merits the Town Council's full support.

Councilor Walsh said that the Town Council talks about intercommunity cooperation and it is nice to see the Colonial Dames and the Historical Society working together. It is all positive for the development of the Old Wethersfield Community and the ongoing efforts to bring tourism to the Town.

Chairperson Adil said that he agrees it is nice to see the cooperation of the groups.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Deputy Mayor Montinieri moved **"TO APPROVE THE SCHEDULE OF TOWN COUNCIL MEETING DATES FOR 2009"** seconded by Councilor Forrest.

Bonnie Therrien, Town Manager, said that every year for November all Boards and Commissions have to have their meeting dates into the Town Clerk's office. She said that the Town Council could eliminate a couple of the summer meetings now or at later date.

Deputy Mayor Montinieri moved **"TO AMEND THE MEETING DATES BY REMOVING THE MEETINGS OF JULY 6, 2009; AUGUST 3, 2009; AND NOVEMBER 2, 2009"** seconded by Councilor Forrest.

All Councilors present, including the Chairperson voted AYE to the amendment. The motion passed 8-0-0.

All Councilors present, including the Chairperson voted AYE to approve the meeting dates as amended. The motion passed 8-0-0.

BIDS

Councilor Forrest moved **"TO AWARD THE CONTRACT FOR ENERGY CONSULTING SERVICES TO THE CONNECTICUT CENTER FOR ADVANCED TECHNOLOGY, INC. IN AN AMOUNT NOT TO EXCEED \$35,000 AND TO AUTHORIZE THE TOWN**

MANAGER TO NEGOTIATE THE FINAL SCOPE OF WORK, COST AND TERMS AND CONDITIONS OF THE CONTRACT” seconded by Councilor Roberts.

Bonnie Therrien, Town Manager, said that this fiscal year the Town Council appropriated \$35,000 for an energy consultant to work with the Town on how to reduce costs. The proposals went out and the Citizen’s Advisory Committee interviewed two companies. After a number of meetings, they are recommending that the Town Council award the contract to the Connecticut Center for Advanced Technology (CCAT). They felt with their benchmarking analysis and new technology and ideas on funding opportunities, they were the better group. The Committee has put together a scope of services but it goes over the \$35,000 budget. She said that she will need to renegotiate so that the amount is \$35,000. Rick Baldoni, Chairperson of the Committee and Joel Reinbold, of CCAT are at the meeting tonight.

Councilor Forrest said that the Committee looked long and hard at the two candidates. The budget number is \$39,198 but was discussed with Mr. Reinbold during the process. The concept is that this is an a la carte system whereby the Committee determined it wanted to look at three main aspects of energy in the Town. The first being a select number of municipal buildings and to look at how these buildings may present a cost savings to the Town by putting in new technologies exactly as was seen with the renovation discussions. The second piece is the vehicle list and total vehicle analysis for various Town owned vehicles. The Committee is also thinking about how to save the taxpayer’s money. The third piece is the total energy procurement process. One example of this is could Wethersfield take care of an intermediary process that the utility companies currently use. This is where the person that makes the power sells it to an intermediary who sells it to the Town. Could the Town become the intermediary, a paper passer to recapture the gap that may be lost? It is an idea that the Town needs to look at by an expert in energy to go through to see if there is a cost and what the benefit would be. The intent is not to spend the \$39,000 at once but phase in costs. The bid is for a benchmarking process on four buildings. The Consultant can start with one facility and see how it moves forward.

Deputy Mayor Montinieri said that he thinks that the entire Town Council will begin to enter into a period of evaluation of the Town budget. It is prudent, given the Town Manager’s current correspondence, with respect to line items and analysis of the items. The Town Council needs to take a hard look at the Town’s economic profile and any expenditure that is currently up regardless of its approval in last year’s budget. Certainly energy is a critical component of planning for the future. He said he thinks the Town Council should table the request because there needs to be a greater conversation on the budget, particularly in play with a budget freeze and an examination of State funding. He said at the completion of the discussion, this item may surface as a priority because of its obvious impact and potential savings, but that exercise needs to be done first.

Deputy Mayor Montinieri moved **“TO TABLE THE AWARD OF THE CONTRACT FOR THE ENERGY CONSULTANT”** seconded by Councilor Roberts.

10-20-08

14753

Councilor Forrest said that he can understand the reason for tabling it. He said that the Energy Committee could also work to detail better to the Town Council different ways that the number could and should be reduced and how the Committee was conceptually thinking about spending the money.

Chairperson Adil asked if Councilor Forrest would like to have the contract sent back to the energy committee for prioritization and bring a smaller number back to the Council.

Councilor Forrest said that the Committee can be clearer about the numbers and what the Committees priorities are. The end number is not what is needed on day one of the contract. The Town Council needs to have a conversation on a large scale, too.

Chairperson Adil asked if the Town Manager knew when Towns would have more information from the State.

Bonnie Therrien, Town Manager, said that she is hearing the State will have more information in January or February when the legislators are back in session. She said that the Town Council is probably looking at March before it can start releasing things.

Chairperson Adil supports bringing this back to the Energy Committee.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Deputy Mayor Montinieri moved **“TO APPROVE THE CHANGE ORDER FOR THE TOWN COUNCIL CHAMBERS AND TO INCREASE THE KHRONENBERG CONTRACT BY NO MORE THAN \$268,175 AND TO APPROVE THE REMAINDER OF THE WORK IN THE AMOUNT OF \$118,575 TO BE FUNDED THROUGH THE BOND”** seconded by Councilor Walsh.

Bonnie Therrien, Town Manager, said that in Phase II of the renovation of Town Hall there were some dollars set aside for a very minimal amount of renovations, more HVAC type of work. Town Councilors wanted to do something better and the architect designed something to look more like a Town Council Chamber and a facility that can be used by more of the community. The design was reviewed by the Infrastructure Committee who approved the enhancements. The architect then came up with a price and a change order minus the computers but including the screens and a projector for visual aid. The bid came in at \$268,575. There is \$150,000 in the project and there is General Fund money that was set aside for this. But there is a shortfall of \$118,575. The money could come from the Contingency Account or General Fund but with the economy, she is not recommending it. Another recommendation was in the bond, there is a self checkout security system for the Library that equals out to about that much money. Laurel Goodgion, Library Director and Polly Moon, Library Board Chairperson is at the meeting if the Town Council has questions about that aspect of the project. There are two issues here: how to make up the shortfall and do it as a change order with Kronenberger and Sons or should it be bid

out. Joe Coombs, Chairperson of the Town Hall/Library Building Committee and Mike Turner, Director of Public Works are also at the meeting.

Deputy Mayor Montinieri said that when the project was first looked at and the Town Hall was in a different stage of renovation, the economic time was different. One of the dilemmas that the Town Council has, is that the project is in incomplete form and so it is different from other expenditures. He said that he was in the Town Council Chambers today to take a look around. The ceiling and floors are exposed and the asbestos removal has occurred. The facility is in unrepairable shape without completing the project. He said that as he looks at the scope of the project, he asked what of the original bond referendum for the renovation work for Council Chambers like the floor and ceiling and abatement based on the square footage analysis, what costs was picked up in the original project since this is an add on. He said he wants to understand if \$20 per square foot of the total project cost gets picked up in the original pieces with the Council Chambers when the total work was done and this is finish work.

Mike Turner, Director of Public Works, said that the dollar per square foot analysis that was done in the memo was to describe in gross terms what the renovation cost is to this particular room compared to the overall budget. The \$109 per square foot renovation cost is for the entire project with both Phase I and Phase II with all of the change orders to date. This was divided by 66,000 square feet for the building and it comes out at \$109 per square foot. He said for this 2,000 square foot room he looked at in particular the \$268,000. They are on comparable terms. There is a lot of technology that is going into the room. The asbestos costs and roof costs were distributed across the entire project. Those items would probably equal about \$20 per square foot.

Deputy Mayor Montinieri said that one of the things the Town Council did was enter into an understanding that this room would be used as an emergency shelter or homeland security command center with the understanding that there would be two impacts on the project. One, that the Town would receive some grant money from the Federal government for some of the equipment that would be needed, but also that there would be a requirement to equip the room with enhancements with the money.

Mike Turner said that was accurate.

Deputy Mayor Montinieri said that the Town has committed to the project and has received some grant money.

Mike Turner said that equipment has been received and is being housed at the Police Department.

Deputy Mayor Montinieri said that he wants the public to know why this expenditure is being made at this time. He said that he wants to dispel the idea that this expenditure is designed to enhance the Council Chambers in an inappropriate manner given the economic times. Looking

10-20-08

14755

at the line items, there are several issues in the line items, that when compared to the total project cost for the Town Hall and Library, actually came in under budget. The Town has several features that respond to technology that were not a driving impact in any other part of the facility.

There was a lot of cosmetic and structural work done to the Library. Town Hall offices were done with HVAC, windows, heat and energy in mind. There are some expensive items that come with the Council Chambers project.

Mike Turner said that is right. There is very little HVAC work in the Council Chambers. There is enhanced lighting and audio visual leads for meetings and the emergency command center.

Deputy Mayor Montinieri said that he wants to dispel one other item; the discussion of the Library component. The Library has been through a lot of adjustments. The discussion that is up for evaluation is for the security and electronic checkout which could go to a regional review. He said that he wants to be careful that these things are not connected and suggest that by putting that off, the Council Chambers is getting funded in exchange. There is a chronological connection because the Town is at the end of the project so the decision to examine practical realities is happening in such a way that the security system can be pushed into the next budget year, because the opening is pushed back. He said that this is an important issue for the Library. He said that he doesn't want people in the public to think that the Town Council is exchanging one for the other. He said that the Town Council is trying to close the budget without the project going over. It happens that the Library security issue needs more time and can be addressed in another budget fashion. The Council Chambers project requires attention now since the construction is wrapping up and Kronenberger and Sons is still onsite. He said that when he first saw the price, he thought it sounded very high. The individual items looked appropriate, but the \$168,000 looked high. He would like a little more assurance with the Kronenberger and Sons piece and especially with a couple of individual line items. He said that Kronenberger and Sons was the selected low bidder and has done an excellent job staying on schedule and finishing the project. He sees the wisdom in having the existing general contractor do this work. A couple of things that struck him were: the superintendent cost and carpenter and labor cost for non-sub work. Will this project take eight weeks of supervision?

Joe Coombs, Chairperson of the Town Hall/Library Building Committee, said that it will.

Mike Turner said that he met with the contractor and went over that in great detail. Kronenberger and Sons subbed out some major components of the project, like electrical and plumbing. The work they do in-house is the carpentry work. The Council Chambers will have all the walls redone down to the studs with new sheetrock and wainscoting. A soffit will be installed around the room to enhance lighting. This is all work that they will do. The supervision is part of any change order that is initiated. If there is additional work that will require more time, than they are allowed under the original contract to additional overhead and profit. Eight weeks is a reasonable estimate of the time.

Deputy Mayor Montinieri said he has two more questions. The HVAC line item for \$6,000 and the electrical line item for \$39,000, how are these numbers different from the base contract? Why do these line items exist if this was part of the renovation project as it was originally designed?

Mike Turner said that the HVAC work is removing and extending out the return and supply grills for all of the eight different locations. Because the walls are going to be furred out to make room for wiring and data hookups, these grills need to be removed and set flush with the new walls. The mechanical equipment itself is operating fine. There will be new controls and service panels. There is an HVAC unit dedicated just to that room. The electrical work is the installation of new lighting and lowering the ceiling and creating a soffit with recessed lighting. All of the lighting will be energy efficient. There will also be eight pendent lights to give off direct and indirect light. The upgrades to the electrical system in the room are to bring it up to date so the room can operate as an emergency management center.

Deputy Mayor Montinieri said that the Town is confident that this electrical work has no overlay with the project scope in its original format.

Mike Turner said that there were no lighting improvements originally proposed beyond an emergency light above the door.

Deputy Mayor Montinieri said that if the Town were to say to Kronenberger and Sons that the Town wants to reign in the project by 20 percent as opposed to re-bidding, it what would you anticipate their response would be?

Mike Turner said that his guess would be that they would ask for a reduction in the scope of work. He said that he is certain that the Town could ask for reductions in the project. The Contractor knows that the Town is under budget constraints. What the Town would look at is changes in the finishes, reducing the quality of the finishes on the walls and the furnishings.

Deputy Mayor Montinieri said that notwithstanding the Library issue, the bond money has been appropriated and is there. This will not impact the taxpayers or the budget. This is money that has been appropriated.

Councilor Cascio said that he too thought some of this project was in the original scope of the project.

Mike Turner said that the only scope of work that was originally in the bid was the carpeting. He said that the architect has chosen to change the patterns of some of the carpets.

Councilor Cascio said that the project needs to be completed properly. He does not want to be pennywise and pound foolish. This room is going to be used for multiple uses. It makes good sense to have the work completely redone properly the first time, instead of coming back to the

10-20-08

14757

Town Council for more money. This conversation hopefully has been communicated to the Library Board and Library staff with regards to the security checkout system. He said that he understands what the Library has gone through with the change orders and the work that has been done in the Library. Town Hall and Library staffs have certainly gone above and beyond. The one thing that has to be perfectly clear is that the Friends of the Library have done extensive fundraising work for furniture which has offset the cost to the project considerably. Technically, without the fundraising portion by the Library, the Town owes them a bit to get this project done. The Town Council can't let the regional security checkout fall through the cracks. It has to be a priority. The Town can't always rely on fundraising either. He said that he feels badly that the Library is going to take another adjustment. He wants to make sure there will be a review in the future. He thanked the Library for their consistent help. He said that he does not want to see this Council Chamber project held up.

Councilor Walsh said that Councilor Cascio's comments are well taken. Certainly he wants to see the Library have its checkout system but if a regional system is going to be put in place, it would be a shame to put in the Town's own system that is unable to tie into a State program. Since the Council Chambers will be a multi function room for emergency facilities, it is crucial to finish it up and get it in place.

Councilor Console said that when the Town started out renovating the Town Hall, this part of the project was just for minimal work, new carpet and ceilings. And several months back, more money was needed because a wall was opened up and pipes were replaced. At that time, he asked Mr. Turner and Mr. Coombs if there were any more surprises or if they would be coming back requesting any more money for this project. Both of them told the Town Council that the project was on schedule and no cost overruns were needed to finish the project. He said that he was not privy to the original plan but he thinks plans should have been made years ago to include this type of renovation to Town Hall. This project has been run so poorly. It is mind boggling how disturbing this is to him and to the Town of Wethersfield. Now the Town Council is taking money from another piece, something the Library wants, to fix something else. He said that words cannot describe how confused he is over this. He said that he can't believe the past Town Council approved this and went through this gigantic renovation and waited until 5:00 p.m. tonight before he even got an e-mail looking for another \$168,000 to finish the project.

Deputy Mayor Montinieri said that he wanted to make a few corrections to Councilor Console's comments. There was project money in this for the Town Council Chambers, about \$150,000, in the original project. The scope of work was changed because of the Town Council's interest in having an emergency shelter and command center. The Town Council made a decision to entertain that idea because of the grant money and recognition of the dual purpose facility. The base budget of \$150,000 was ramped up early in the project with respect to the emergency shelter. He said that he thought it was an additional \$50,000. This is still within budget and the scope was not a surprise.

Councilor Console said that he is merely stating his position. This project was not planned out properly.

Chairperson Adil said that this project was done in two phases. The Town Council of 1999 approved the first phase which was mostly paint and wallpaper for \$3,000,000. Thanks to the Library for receiving grant money, the Town managed to get a much better scope of work for the first phase. The Town Council of 2005 then approved the second phase and was still completing phase one. To the credit of the Town Hall/Library Building Committee, the Town actually has gotten a pretty good finished product. Phase two has changed its scope, for a greater use of the Town Council Chamber. The Infrastructure Committee changed that scope of work to make it a better use of space. The \$150,000 was a base cost to get the project completed in such a way to have a useable building. Looking back at the \$9,000,000, which the cost has not been exceeded is a much smaller amount than a new building. The Library staff has done a wonderful job being accommodating during the renovation. The Town Council Chamber work has to get done.

Councilor Walsh said that in response to the lighting enhancements, the lighting was very poor in the old Council Chambers. These enhancements will be better for presentations and is more energy efficient. The low cost improvements are being made for the walls.

Bonnie Therrien, Town Manager, said that there were a lot of complaints about the sound system and lighting. There were complaints about the chairs, too. The dais and podium are both being rebuilt. A new sound system will be installed, including microphones. The Rocky Hill Council Chambers is a beautiful place. It is a very visible room in a Town Hall. She said that this should address the public concerns and the Town Council's interest and concerns.

Councilor Kotkin said that it is his understanding that the Greater Hartford Libraries are going to work together to look for a common system. Where does the bidding process fit with the Town's ability to set its budget in 2009?

Bonnie Therrien, Town Manager, said that in early spring, if that stays on schedule, the Town would be okay. It will have to stay on schedule so that all of the Libraries can get their budgets in. It will be a capital expense.

Councilor Kotkin said that if it is approved in the 2009-2010 budget, it doesn't sound like it will delay the implementation of this at all, compared to including it in the bond package.

Bonnie Therrien, Town Manager, said that it would have been nice to have it installed on the day the Library opens in January or February.

Councilor Kotkin said that it doesn't seem that a regional system could be implemented by the opening. The question is, if the system was included in the budget versus the bond package, it would still be installed at the same time. He said that this makes sense to do what has been proposed here. The budget will be tough next year, but this should probably get done.

10-20-08

14759

Councilors present, including the Chairperson voted AYE. Councilor Console voted NAY. The motion passed 7-1-0.

ORDINANCES, RESOLUTIONS, APPOINTMENTS FOR INTRODUCTION

RESOLUTION AUTHORIZING SENIOR CENTER AND ELDERLY CASE MANAGEMENT GRANT

BE IT RESOLVED, that the Town Manager, Bonnie L. Therrien, is empowered to execute, amend and deliver in the name and on behalf of the Town of Wethersfield a certain contract for \$10,680 with the Department of Social Services of the State of Connecticut for additional monies for a SENIOR CENTER AND ELDERLY CASE MANAGEMENT Grant and to affix the town seal. This contract covers the period from May 1, 2008 through April 30, 2009

BOARD OF ASSESSMENT APPEALS ORDINANCE - ADDITIONAL MEMBERS DURING REVALUATION

10-24. Appointment of additional members to Board of Assessment Appeals

Pursuant to G.S. 9-199(c), the Wethersfield Town Council shall be authorized, when it deems necessary and appropriate, to appoint additional members to the Board of Assessment Appeals of the Town of Wethersfield for any assessment year in which a town wide revaluation becomes effective, for the assessment year prior to such year of revaluation and for the assessment year following such year of revaluation. Any such appointment shall be made by a simple majority vote of the Town Council.

- (a) *Members.* Any person appointed as an additional member to the board of assessment appeals pursuant to subsection (a) shall:
 - (1) Be a resident and an elector of the Town of Wethersfield;
 - (2) Take an oath of office from the Wethersfield Town Clerk prior to engaging in any official duties of the office; and
 - (3) Be subject to the requirements imposed generally on elected members of the board of assessment appeals by the Connecticut General Statutes and the Wethersfield Town Charter.
- (b) *Duties.* All members appointed to the board of assessment appeals pursuant to this section shall have those rights and duties as specified by the three appointed members of the board of assessment appeals acting by majority vote.
- (c) *Terms.* The term of any person appointed as an additional member to the board of assessment appeals pursuant to this section shall expire on the date of the assessment year that the board of assessment appeals completes the duties imposed upon it by the Connecticut General Statutes.

MINUTES

Councilor Forrest moved **“TO APPROVE THE SPECIAL MEETING MINUTES OF OCTOBER 6, 2008”** seconded by Councilor Roberts.

Deputy Mayor Montinieri corrected the spelling of the word woe to whoa on page 14752.

Unapproved

14760

10-20-08

All Councilors present, including the Chairperson voted AYE to the minutes with the noted change. The motion passed 8-0-0.

Councilor Forrest moved **“TO APPROVE THE REGULAR MEETING MINUTES OF OCTOBER 6, 2008”** seconded by Councilor Kotkin.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

EXECUTIVE SESSION

At 9:30 p.m., Deputy Mayor Montinieri moved **“TO GO INTO EXECUTIVE SESSION TO DISCUSS REAL ESTATE NEGOTIATIONS, PENDING LITIGATION, AND UNION NEGOTIATIONS”** seconded by Councilor Forrest.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0. Bonnie Therrien, Town Manager, was present during the Executive Session. No motions were made and no votes were taken during Executive Session.

At 9:46 p.m., Councilor Roberts moved **“TO LEAVE EXECUTIVE SESSION TO REJOIN PUBLIC SESSION”** seconded by Councilor Console. All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

ADJOURNMENT

At 9:46 p.m., Councilor Walsh moved **"TO ADJOURN THE MEETING"** seconded by Councilor Kotkin. All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Dolores G. Sassano
Town Clerk